

**MINUTES
OF THE STUDY SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
FEBRUARY 26, 2008
11:30 A.M.**

Mayor Hovland called the meeting to order at 11:30 a.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; Kris Aaker, Assistant Planner; Steve Kirchman, Building Official; and Debra Mangen, City Clerk. Also present were consultants from Ben Metzdorf and Brian Lubben from the Collaborative Design Group.

Mayor Hovland said the purpose of the work session was to review work done by staff in conjunction with the consultants on the massing issue.

Manager Hughes said the Council had directed staff to study the massing issue and bring back recommendations on how to further regulate new homes being built in the City, should such additional regulations be desired. He said staff hired Collaborative Design Group to build a three-dimensional computer model of three existing neighborhoods to assist in developing ordinance provisions to address the issue of massing. Specific homes selected had been recently torn down and rebuilt. These homes were: 5617 Chowen, 5308 Oaklawn, and 5504 Halifax. Mr. Hughes noted that Edina was most likely the second most restrictive community in addressing the massing issue. Mr. Hughes said that two areas that might be looked at were floor area ratio (FAR) and a height limitation to the ridge line of a home. He suggested that after reviewing the model and discussing the issue, if the Council desired to proceed, any changes to Edina's regulations should be referred to the Planning Commission for consideration before flowing back to the City Council.

Mr. Hughes introduced the consultants, Ben Metzdorf and Brian Lubben, who reviewed in detail the animated models of the three houses previously listed, showing the effect the recently adopted zoning amendments would have had on the houses. It was noted that the recent amendment would have had some fairly significant impact upon the size and height of the homes.

The City Council along with staff and the consultants discussed the models and issues surrounding massing. They discussed in detail whether FAR would be something that would address the current concerns. Issues included in their discussion were: allowing 150 feet of lot depth to be used when calculating lot coverage or FAR; if the square footage of attached garages should be included when calculating FAR; should the Country Club have its own zoning regulations due to the historic nature of the district; methods for handling peninsula and corner lots; whether or not to leave regulations alone and see if the recently adopted regulations take care of the issue; could imposing FAR affect

property values; should some type of sliding height regulations be devised; and the need for balance of maintaining neighborhood character while not discouraging revitalization of housing stock. The Council directed staff to proceed looking at the overall height of allowable buildings and some kind of FAR regulations. The items will be reviewed by the Planning Commission and come back for Council's consideration.

Following the massing discussion, the Council briefly reviewed the process to follow in their review of the Comprehensive Plan. The Council directed staff to prepare for a special meeting of the City Council on the 27th of March to hold a public hearing on the Comprehensive Plan to be followed by 30-45 days of comments, followed by work sessions as necessary, if the Planning Commission approved the draft of the Comprehensive Plan at their February meeting

Mayor Hovland adjourned the meeting.

Respectfully submitted,

Debra Mangen, City Clerk